

## Project #16-1450, Wilcox Reach - North Shoreline Protection

Current Status: Application Submitted

### Project Details

**Primary Sponsor:** Nisqually Land Trust

**Primary Contact:** Joe Kane  
(360) 489-3400 103  
jkane@nisquallylandtrust.org

**Funding Program:** Salmon State Projects

**Lead Entity:** Nisqually River Salmon Recovery Lead Entity

**Project Type:** Acquisition

### Project Description

The Nisqually Land Trust proposes to acquire 185 acres, in fee simple, including 1.02 miles of river shoreline, 151 acres of riparian habitat, and 34 acres of forested upland along the Wilcox Reach of the Nisqually River, near Yelm in Pierce County. Both the Nisqually Chinook Salmon Recovery Plan and the Nisqually Steelhead Trout Recovery Plan rate this reach of the Nisqually River as highest priority for protection of habitat for Chinook salmon and steelhead trout, which are federally listed as threatened species. The target acquisition property is one of the last large undeveloped shoreline properties on the Nisqually River. Approximately 100 acres are in an extremely dynamic reach of the river's channel migration zone. The Nisqually River has moved south across the property since the General Land Office maps were drawn. The property is forested but zoned R10, which with cluster development would allow for up to 37 homes. This acquisition would prevent loss of shoreline vegetation and habitat degradation through timber harvest, real-estate conversion, livestock grazing, and off-road vehicle use. This project would also connect two substantial blocks of permanently protected Nisqually River shoreline.

### Project Overall Metrics (Outcomes, Benefits)

#### Category / Work Type / Metric

#### Application Answer

#### Project Acquisition

Acquisition Primary Purpose

Habitat Conservation

#### Completion Date

Projected date of completion

12/31/2018

#### Sponsor Match: Monetary Funding

Amount of other monetary funding (A.12)

\$390,000.00

Project identifier for the other monetary funding (A.12.b)

To be determined

Source of other monetary funding (A.12.a)

Applications for matching funds submitted to: 2016 Washington Wildlife and Recreation Program Riparian Protection focus area; and 2016 Washington Department of Ecology Floodplain by Design Program

#### Sponsor Match: Donated Un-paid Labor (volunteers)

Value of Donated Unpaid Labor (Volunteers) (A.13.a.2)

\$0.00

Source of Donated Un-paid labor contributions (A.13.a.4)

N/A

#### Sponsor Match: Donated Paid Labor

Value of Donated Paid Labor (A.13.b.1)

\$0.00

Source of Donated Paid Contributions (A.13.b.2)

N/A

#### Sponsor Match: Other In-kind Contributions

Value of Other In-Kind Contributions (A.13.c.1)

\$0.00

Source of Other In-Kind Contributions (A.13.c.3)

N/A

Description of other In-Kind contributions (A.13.c.2)

N/A

### Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Salmon State Projects	\$1,040,900	72.74 %		Grant - Other	\$390,000
Sponsor Match	\$390,000	27.26 %	15%		
Total Project Funding	\$1,430,900	100.00 %			

#### Project Cost Summary

##### ACQUISITION COSTS

		Project %	Admin/A&E %	Maximum for Selected Program
Land/Incidentals	\$1,380,900			
Admin	\$50,000		3.65 %	\$68,450 (5%)
Subtotal	\$1,430,900	99.17 %		
<b>Total Cost Estimate</b>	<b>\$1,430,900</b>	<b>99.17 %</b>		

# Worksites and Properties

County: Pierce  
Legislative Districts 2012: 02  
Congressional Districts 2012: 08  
Salmon Recovery Regions: Puget Sound  
DNR Watershed Units (WAU): Muck Creek  
4th Field Catalog Units (HUC): Nisqually  
WRIA: Nisqually  
Sections: 13  
Township: T16NR02E  
Coordinates: 46.86865743  
-122.48711312

## Worksite #1: Wilcox Reach 3 North Shoreline

Coordinates from Mapped Point: Latitude: 46.86865743 Longitude: -122.48711312  
Coordinates from Worksite Latitude: Longitude:  
Directions:

**Worksite Description:** The project site totals approximately 185 acres of undeveloped, naturally regenerated second-growth forest.

**Site Access Directions:** From Yelm, WA: follow WA-507 to McKenna; turn right onto WA-702; turn right on Harts Lake Road; turn right on Harts Lake Valley Road; at intersection of Harts Lake Valley Road and 420th Street access will be through neighboring property owned by Wilcox Farms. There is a farm road that goes to the north property boundary. There are no roads on the target property. Access through Wilcox Farms must be arranged in advance. Due to the farm's bio-management procedures, vehicles must pass through the farm's wash stations and visitors must certify that they do not raise chickens.

**Worksite Address:**

Category / Work Type / Metric		Application Answer	Work Type Costs
Targeted salmonid ESU/DPS (A.23)		Chinook Salmon-Puget Sound ESU, Chum Salmon-Puget Sound/Strait of Georgia ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU, Pink Salmon-Odd year ESU, Steelhead-Puget Sound DPS	
Targeted species (non-ESU species)		Cutthroat	
Miles Of Stream Treated/Protected (C.0.b)		1.02	
Project Identified In a Plan or Watershed Assessment (C.0.c)		Nisqually Chinook Recovery Team, 2001, Nisqually Chinook Recovery Plan. Nisqually Steelhead Recovery Team, 2014, Draft Nisqually River Steelhead Recovery Plan.	
Type Of Monitoring (C.0.d.1)		None	
Monitoring Location (C.0.d.2)		No monitoring completed	
1 of 6	<b>Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.</b> No, N/A		
2 of 6	<b>What is the current land use of the site? Has there been ground disturbances historically, if so, what are/were those disturbances? Is there any fill where ground disturbance is proposed? If known, how deep is the fill?</b> The property is undeveloped and most of the property is in the Nisqually River channel migration zone.		
3 of 6	<b>Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.</b> No, N/A		
4 of 6	<b>Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. Also include specific information including length, width, and depth of the ground disturbance that will be required for all proposed work, if known. Please avoid subjective phrases such as "ground disturbing activities will be minor".</b> Installation of sign and gate posts. Ground disturbance will be localized to post locations along property boundaries.		
5 of 6	<b>Give street address for this worksite if available.</b> Site does not have a street address. Closest intersection is Harts Lake Valley Road and 420th Street near Roy, WA.		
6 of 6	<b>Are there any structures existing on the property (including tidegates, dikes, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following information for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each of the proposed altered structures.</b> No, N/A		

## Property for Wilcox Reach 3 North Shoreline Worksite #1: Healy Property

Activity: Acquisition

Planned Acquire Date: 12/31/2017

Proposed Acres:

185.00

Property Grantor

,

Landowner Type: Private

Ownership

Instrument Type: Deed - Statutory Warranty

Purchase Type: Fee ownership

Term Length: Perpetuity

Expiration Date:

Note:

## Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
<b>Real Property Acquisition</b>		
Miles Of Streambank Protected By Land or Easement Acquisition	1.02	
<b>Land</b>		
Total cost for Land		\$1,300,000.00
Acres by Acreage Type (fee simple) - Lake	0.00	
Acres by Acreage Type (fee simple) - Riparian	151.00	
Acres by Acreage Type (fee simple) - Tidelands	0.00	
Acres by Acreage Type (fee simple) - Uplands	34.00	
Acres by Acreage Type (fee simple) - Wetlands	0.00	
Acres zoned as agricultural land	0.00	
Existing structures on site	No structures on site	
Market value of property improvements	\$0.00	
<b>Incidentals</b>		
<b>Agency Indirect (Acq)</b>		
Total cost for Agency Indirect (Acq)		\$11,900.00
<b>Appraisal</b>		
Total cost for appraisal		\$15,000.00
<b>Appraisal Review</b>		
Total cost for appraisal review		\$5,000.00
<b>Closing, Recording, Taxes, Title</b>		
Total cost for Closing, Recording, Taxes, Title		\$2,000.00
<b>Cultural resources (Acq)</b>		
Total cost for Cultural resources(Acq)		\$10,000.00
Restoration or development plans (yes/no)	No	
<b>Environmental Audits</b>		
Total cost for environmental audits		\$5,000.00
<b>Fencing (Acq)</b>		
Total cost for Fencing (Acq)		\$10,000.00
Number of linear feet of fencing to be built	40	
<b>Noxious weed control</b>		
Total cost for Noxious weed control		\$5,000.00
Acres treated for noxious weeds by method - Chemical	20.00	
Acres treated for noxious weeds by method - Mechanical	20.00	
<b>Signs (Acq)</b>		
Total cost for Signs(Acq)		\$5,000.00
Number of permanent signs that identify site and funding partners	20	
<b>Stewardship plan</b>		
Total cost for Stewardship plan		\$4,000.00
<b>Survey (Acq)</b>		
Total cost for Survey(Acq)		\$8,000.00
<b>Administrative Costs (Acq)</b>		
<b>Administrative costs (Acq)</b>		
Total cost for Administrative costs (Acq)		\$50,000.00

## Acquisition Questions

- |        |   |
|--------|---|
| 1 of 2 | <p>Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?</p> <p>No. Anticipate submitting waiver in 2016.</p>   |
| 2 of 2 | <p>Property acquired with grant funds is subject to policies/laws regarding preservation of cultural resources. Is future restoration, development, fencing or signing proposed for this property? If yes, explain how and when this work will occur.</p> <p>Yes, boundary signs and gates will be installed along the north property boundary.</p> |

## Overall Project Questions

- |         |   |
|---------|---|
| 1 of 10 | <p>Is any part of the scope of work included in this application required as mitigation for another project or action? E.g. FERC relicensing, Habitat Conservation Plan, legal settlement, etc. If yes, explain:</p> <p>No, N/A</p> |
|---------|---|

- 2 of 10

Do you need state SRFB dollars (not Federal) to match the requirements of any other federal funding you will be using to complete this project. If Yes, please state the amount of state dollars needed out of your total request.

No, N/A
- 3 of 10

Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. (www.dnr.wa.gov/Publications/aqr\_land\_manager\_map.pdf)

No, Project includes Nisqually River shoreline.
- 4 of 10

Do your organizational documents (charter, bylaws, or articles of incorporation) include the authority for the protection or enhancement of natural resources or related activities?

Yes
- 5 of 10

Do your organizational documents (charter, bylaws, or articles of incorporation) provide for an equivalent successor organization in case the nonprofit dissolves?

Yes
- 6 of 10

For grants listed in the Sponsor Match Category section on the Funding Request tab, list the grant source(s), when the funds were (or will be) secured, and how long the grant funds will be available to this project.

Matching funds are being requested from the Washington Wildlife and Recreation Program Riparian Protection fund and the Washington Ecology Floodplain by Design program. If secured, funding from these program will be available in mid-2017.
- 7 of 10

Describe the type and timing of donated labor (skilled and unskilled), donated equipment, and donated materials that will be used for this project, identified in the Sponsor Match Category section on the Funding Request tab.

No donated labor is anticipated as match for this project.
- 8 of 10

Is your organization registered as a non-profit with the Washington Secretary of State? If so, what is your Unified Business Identifier (UBI) number?

Yes - 601171357
- 9 of 10

What date was your organization created?

1989
- 10 of 10

How long has your organization been involved in salmon and habitat conservation?

27 years

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resoures (EO 05-05)				
Permit Questions				
1 of 1	<div>If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project?</div> <div>You may need to request a pre-application meeting with the permitting agency to answer this question.</div> <div>No, N/A</div>			

Project Attachments

Required Attachments	7 out of 7 done
Authorizing Resolution/Application Authorization	<div><div></div></div>
Landowner acknowledgement form	<div><div></div></div>
Map: Area of Potential Effect (APE)	<div><div></div></div>
Map: Parcel map	<div><div></div></div>
Photo	<div><div></div></div>
RCO Fiscal Data Collection Sheet	<div><div></div></div>
Salmon Project Proposal	<div><div></div></div>

Photos

Attachment Type	Title	Attach Date
Authorizing Resolution/Application Authorization	AuthorizationResolution.pdf	05/20/2016
Cost Estimate	SRFB_Cost_Estimate_WilcoxReachNorthShore_v2.xlsx	08/01/2016
Cost Estimate	SRFB_Cost_Estimate_WilcoxReachNorthShore.xlsx	05/09/2016
Map: Parcel map	WilcoxReachNorth_FloodZone_SRFB.pdf	07/20/2016
Map: Parcel map	WilcoxReachNorth_ParcelMap.pdf	04/25/2016

Photo	IMG_6885.jpg	06/06/2016
Photo	IMG_6884.jpg	06/06/2016
Photo	IMG_6893.jpg	06/06/2016
Photo	IMG_6892.jpg	06/06/2016
Photo	IMG_6891.jpg	06/06/2016
Photo	Nisqually Wilcox Reach Property Photo.jpg	04/25/2016
Salmon Project Proposal	ProjectProposal_WilcoxReachNorth_v2.docx	08/01/2016
Salmon Project Proposal	ProjectProposal_WilcoxReachNorth.docx	05/09/2016

## Application Status

Application Due Date: 08/12/2016

Status	Status Date	Name	Notes
Application Submitted	08/11/2016	Joe Kane	
Preapplication	03/04/2016		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Joe Kane, 08/11/2016)